

**SNAPSHOT of HOME Program Performance--As of 12/31/08  
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Boulder Consortium

State: CO

PJ's Total HOME Allocation Received: \$11,859,122

PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B Overall
<b>Program Progress:</b>			PJs in State: <u>11</u>			
% of Funds Committed	<u>97.39</u> %	<u>91.49</u> %	<u>1</u>	<u>90.66</u> %	<u>95</u>	<u>93</u>
% of Funds Disbursed	<u>90.12</u> %	<u>85.94</u> %	<u>3</u>	<u>81.06</u> %	<u>89</u>	<u>87</u>
Leveraging Ratio for Rental Activities	<u>4.78</u>	<u>7.79</u>	<u>1</u>	<u>4.62</u>	<u>100</u>	<u>100</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>86.91</u> %	<u>90.51</u> %	<u>6</u>	<u>81.27</u> %	<u>34</u>	<u>33</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>84.04</u> %	<u>73.00</u> %	<u>3</u>	<u>68.23</u> %	<u>82</u>	<u>76</u>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<u>89.38</u> %	<u>82.82</u> %	<u>3</u>	<u>79.86</u> %	<u>76</u>	<u>68</u>
% of 0-30% AMI Renters to All Renters***	<u>49.56</u> %	<u>46.83</u> %	<u>3</u>	<u>44.82</u> %	<u>62</u>	<u>58</u>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<u>100.00</u> %	<u>97.15</u> %	<u>1</u>	<u>94.65</u> %	<u>100</u>	<u>100</u>
<b>Overall Ranking:</b>			In State: <u>2</u> / <u>11</u>	Nationally: <u>86</u>	<u>84</u>	
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<u>\$42,660</u>	<u>\$17,052</u>		<u>\$25,419</u>	<u>113</u> Units	<u>33.00</u> %
Homebuyer Unit	<u>\$25,761</u>	<u>\$6,931</u>		<u>\$14,530</u>	<u>105</u> Units	<u>30.70</u> %
Homeowner-Rehab Unit	<u>\$2,972</u>	<u>\$19,344</u>		<u>\$20,251</u>	<u>93</u> Units	<u>27.20</u> %
TBRA Unit	<u>\$2,745</u>	<u>\$2,725</u>		<u>\$3,156</u>	<u>31</u> Units	<u>9.10</u> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boulder Consortium CO

**Total Development Costs:**  
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$30,152	\$63,046	\$3,081
<b>State:*</b>	\$77,423	\$85,273	\$19,949
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:** PJ: 2.8 %  
(% of allocation) **National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.92

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	65.5	71.4	79.6	90.3
Black/African American:	3.5	4.8	0.0	0.0
Asian:	0.9	2.9	2.2	3.2
American Indian/Alaska Native:	1.8	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.9	0.0	0.0	0.0
Asian/Pacific Islander:	4.4	2.9	0.0	0.0

<b>ETHNICITY:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	23.0	18.1	18.3	6.5

<b>HOUSEHOLD SIZE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	38.1	30.5	47.3	48.4
2 Persons:	23.9	28.6	21.5	19.4
3 Persons:	17.7	16.2	15.1	25.8
4 Persons:	11.5	13.3	9.7	3.2
5 Persons:	5.3	9.5	5.4	3.2
6 Persons:	2.7	1.9	1.1	0.0
7 Persons:	0.9	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

<b>HOUSEHOLD TYPE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	33.6	30.5	26.9	48.4
Elderly:	7.1	1.9	23.7	3.2
Related/Single Parent:	33.6	30.5	31.2	35.5
Related/Two Parent:	17.7	24.8	15.1	12.9
Other:	8.0	12.4	3.2	0.0

<b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>	Rental %	Homebuyer %
Section 8:	40.7	0.0 <sup>#</sup>
HOME TBRA:	0.0	
Other:	3.5	
No Assistance:	55.8	

**# of Section 504 Compliant Units / Completed Units Since 2001** 24

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boulder Consortium State: CO

Group Rank: 86  
(Percentile)

State Rank: 2 / 11 PJs

Overall Rank: 84  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	<b>86.91</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	<b>84.04</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>89.38</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	<b>100</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	<b>1.56</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

